

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Thursday, September 9, 2010 at 12:00 P.M.**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**New Cases**

- V-10-111**      Application of **Wright Marshall** for a variance to reduce the side yard setback from 7 feet to 3.5 feet for an addition to a single family house. The property is located at **80 Huntington Road, N.E.**, fronting 57 feet on the north side of Huntington Road and beginning approximately 57.4 feet west of the northwest intersection of Huntington Road and Woodcrest Avenue. Zoned R-4/HC-20 (Residential). Land lot 109 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kathryn Stockett and Keith Rogers**  
**Council District 7, NPU-E**
- V-10-112**      Application of **Mike Dangerfield** for a special exception to increase the height of a non-conforming business identification sign from 50 to 70 feet. The maximum allowed height is 35 feet. The property is located at **245 University Avenue, S.W.**, fronting 222 feet on the north side of University Avenue and beginning at the northwest intersection of University Avenue and West Avenue. Zoned I-1 (Light Industrial). Land lot 74 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Herbert Dangerfield**  
**Council District 4, NPU-V**
- V-10-114**      Application of **Kevin Curry** for a special exception to reduce the off street parking requirement from 890 spaces to 756 spaces for the conversion of an existing retail space into a restaurant. The property is located at **1544 Piedmont Road, N.E.**, fronting approximately 626 feet on the northwest side of Piedmont Road and beginning approximately 161.2 feet west of the northwest intersection of Piedmont Road and Monroe Drive. Zoned C-1 (Community Business). Land lot 56 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Selig Enterprises Inc.**  
**Council District 6, NPU-E**
- V-10-115**      Application of **Tilo Fruth and Kris White Fruth** for a variance to reduce the front yard setback from 35 feet to 24 feet for a front porch and dormer addition to a single family house. The property is located at **1049 Kentucky Avenue, N.E.**, fronting 80 feet on the south side of Kentucky Avenue and beginning approximately 139 feet west of the southwest intersection of Kentucky Avenue and Lanier Boulevard. Zoned R-4 (Residential). Land lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tilo Fruth and Kris White Fruth**  
**Council District 6, NPU-F**
- V-10-116**      Application of **Asa Martin** for a variance to reduce the rear yard setback from 7.5 feet (credit given for half the width of a 15 feet alley) to 2 feet to allow for the construction of a new accessory structure. The property is located at **50 Westminster Drive, N.E.**, fronting 70 feet on the north side of Westminster Drive and beginning approximately 470 feet east of the northeast intersection of Westminster Drive and Peachtree Circle. Zoned R-4 (Residential). Land lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: A.J. Robinson and Nicole Ellerrie**  
**Council District 6, NPU-F**

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- V-10-117**      Application of **Janice White** for a variance to reduce the west side yard setback from 7 feet to 3.2 feet and reduce the east side yard setback from 7 feet to 6.3 feet for a second story addition. The property is located at **1230 McLendon Avenue, N.E.**, fronting 41 feet on the north side of McLendon Avenue and beginning approximately 41 feet east of the northeast intersection of McLendon Avenue and Euclid Terrace. Zoned R-4 (Residential). Land lot 240 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Gabrielle Kennedy**  
**Council District 6, NPU-F**
- V-10-118**      Application of **Tammy Hunt** for a special exception to increase the height of two business identification signs from 30 to 50 feet at the Peachtree road frontage and to 46 feet at the rear. The property is located at **3393 Peachtree Road, N.E.**, fronting 1,067.05 feet on the south side of Peachtree Road and beginning at the southwest intersection of Peachtree Road and Lenox Road. Zoned C-3/SPI-12/SPI-19 (Commercial). Land lot 74 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Simon Properties**  
**Council District 7, NPU-B**
- V-10-119**      Application of **Sarah Colley** for a variance to reduce the front yard setback from 35 feet to 23.7 feet, reduce the half depth front yard setback from 17.5 to 4.3 and reduce the south side yard setback from 7 feet to 2.2 feet for a second addition and deck to single family house. The property is located at **442 Oakdale Road, N.E.**, fronting 50 feet on the west side of Oakdale Road and beginning at the southwest intersection of Oakdale Road and Miller Avenue. Zoned R-4 (Residential). Land lot 240 of the 14<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Harry Lefever**  
**Council District 6, NPU-N**
- V-10-120**      Application of **Sean Cash** for a variance to reduce the half depth front yard setback from 15 feet to 11 feet for the construction of a new single family house. The property is located at **1320 Iverson Street, N.E.**, fronting 50 feet on the west side of Iverson Street and beginning at the northwest intersection of Iverson Street and Sterling Street. Zoned R- 5(Two Family Residential). Land lot 209 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Marshall Neil**  
**Council District 6, NPU-N**
- V-10-121**      Application of **Sean Cash** for a variance to reduce the half depth front yard setback from 17.5 feet to 12 feet for the construction of a new single family house. The property is located at **546 Hardendorf Avenue, N.E.**, fronting 50 feet on the west side of Hardendorf Avenue and beginning at the northwest intersection of Hardendorf Avenue and Harriet Avenue. Zoned R- 4 ( Residential). Land lot 239 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Pett**  
**Council District 5, NPU-N**

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**Deferred Cases**

- V-10-087**      Application of **Michael Sard** for a special exception to reduce the on site parking requirement from 88 spaces to 21 spaces on site and to allow 67 spaces within 500 feet of the primary use to allow for an existing 6,600 sq. ft. retail establishment to be converted into an eating and drinking establishment that derives more than 60% of its gross income from the sale of malt beverages, wine or distilled spirits. The proposed off site parking will be located at 32 Irby Avenue, 4 parking spaces; 3106 Early Street, 5 parking spaces; 39 West Paces Ferry Road, 58 parking spaces. Property is located at **34 Irby Avenue, N.W.**, fronting 32.15 feet on the north side of Irby Avenue and beginning approximately 64.17 feet north of the northeast intersection of Irby Avenue and Early Street. Zoned C-3 (Commercial Residential) District. Land Lot 99 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: First Securities and Exchange, LLP.**  
**Council District 8, NPU-B**